



49 High Street, Hythe, Kent CT21 5AD



**12 CASTLE AVENUE,
HYTHE**

£750,000 Freehold

In an exclusive location on the cusp of the sought after village of Saltwood, this exceptional property, with four double bedrooms has been the subject of an extensive programme of refurbishment and extension resulting in a stunning home with generous living spaces designed to compliment a modern lifestyle. EPC C.



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12 Castle Avenue, Hythe CT21 5HD

**Entrance Vestibule, Entrance Hall, Sitting Room,
Open Plan Kitchen/Dining/Living Space, Utility Room,
Ground Floor Double Bedroom, Cloakroom,
Three Further Double Bedrooms, Bathroom,
Ample Parking, Gardens to Front and Rear**

DESCRIPTION

This exceptional property has been the subject of a meticulously planned programme of extension, remodelling and refurbishment in recent years. The works have been completed to an exacting standard with a sleek modern finish throughout and the result is stunning with a property which has been transformed to provide a home tailored to offer generous open plan living spaces designed to compliment a modern lifestyle.

The accommodation, which totals approximately 1645 sq ft, comprises an entrance vestibule leading to the fourth bedroom on the ground floor (a space which could be used for a variety of purposes including a gym or home office) with an adjacent cloakroom, a beautifully proportioned sitting room with a cosy contemporary wood burning stove and a splendid open plan kitchen/dining/living space set beneath an atrium rooflight and with a bank of sliding doors opening to and uniting the space with garden. The kitchen is beautifully equipped with high end appliances and is complimented by the adjoining utility room. On the first floor there are three double bedrooms and a smartly fitted family bathroom.

The house stands on a generous plot with the front garden incorporating ample parking on the driveway and the rear garden which has ben laid out to provide the perfect, secluded environment for alfresco dining and entertaining.

SITUATION

The property is situated on a particularly sought after cul-de-sac, within a short walk of the centre of Saltwood village, with its pretty village green, local shop, Michelin starred restaurant, public house, historic church and castle. There are two excellent primary schools also in a short walk and Brockhill Performing Arts College is only a little further on. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. Hythe town centre, with its busy High Street, 4 supermarkets (including Waitrose & Sainsburys) and range of independent shops and restaurants is also within a pleasant walk or short drive of the property. There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket clubs etc. together with the Hotel Imperial Leisure Centre and two golf courses. There are many footpaths and bridleways in the vicinity ideal for horse riding or dog-walking, along with Brockhill Country Park, where there is a play area and other organised outdoor activities.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 1.6 miles, the Channel Tunnel Terminal 3.5 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles.

The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a contemporary timber effect composite door with opaque double glazed panels to either side, polished concrete effect porcelain tiled floor with underfloor heating, recessed lighting, doors to entrance hall and:

BEDROOM

Timber effect flooring with underfloor heating, provision for wall mounted TV, recessed lighting, double glazed windows to front and rear overlooking the gardens, wall hung wash basin with vanity cupboard below, mixer tap and coloured glass splashback.

CLOAKROOM

Fitted with a contemporary suite comprising low-level WC with concealed cistern, wall hung wash basin with mixer tap, tiled splashback, flight of vanity drawers below, polished concrete effect porcelain tiled floor with underfloor heating, recessed lighting, extractor fan, light tube.

ENTRANCE HALL

Polished parquet flooring, staircase to 1st floor with polished timber moulded handrail, timber banister rails, access to under stairs storage cupboard, recessed lighting, contemporary column radiator, doors to sitting room and:

OPEN PLAN KITCHEN/DINING/LIVING SPACE

A generous space set in part beneath a double glazed atrium roof light, polished concrete effect porcelain tiled floor throughout with underfloor heating, provision for wall mounted TV within the living space, **kitchen area** well fitted with a comprehensive range of base cupboard and drawer units in a sleek contemporary finish and incorporating deep pan drawers, integrated Bosch dishwasher and Smeg dual fuel range cooker with seven burner gas hob and three electric ovens, Smeg extractor hood above, wood block worktops under mounted with deep ceramic butlers sink with mixer tap, tiled splashback, coordinating island unit with overhanging breakfast bar,

coordinating bank of full height shelved storage units with central pullout larder cupboard, double glazed sliding patio doors opening to and uniting the space with the rear garden, double glazed window to side, glazed door to:

UTILITY ROOM

Well fitted with a comprehensive range of base cupboards incorporating recess and plumbing for washing machine, square edged granite effect worktops inset with stainless steel sink and drainer unit with mixer tap, provision for freestanding American style fridge/freezer, full height storage cupboard housing gas fired boiler, polished concrete effect porcelain tiled floor with underfloor heating, extractor fan, double glazed window to rear overlooking the garden, double glazed door to front.

SITTING ROOM

Polished parquet flooring throughout, contemporary woodburning stove on a glass hearth, alcove with glazed shelving, recessed lighting, two double glazed windows to side, double glazed picture window to front, two contemporary column radiators.

FIRST FLOOR LANDING

Access to loft space via a hatch fitted with a loft ladder, recessed lighting, double glazed window above the stairwell to side, radiator, polished timber floorboards, doors to:

BEDROOM

Polished timber floorboards, hanging rails for clothing, double glazed window to rear overlooking the garden, radiator.

BEDROOM

Polished timber floorboards, double glazed window to front, radiator.

BEDROOM

Polished timber floorboards, double glazed window to front, radiator.





BATHROOM

Well fitted with a contemporary suite comprising freestanding twin ended bath with mixer tap, close coupled WC, wash basin set on bespoke timber shelving with mixer tap above and mirrored/illuminated cabinet over, tiled shower enclosure fitted with thermostatically controlled rain head shower with separate handheld attachment, ceramic tiled floor with underfloor heating, recessed lighting, extractor fan, opaque double glazed window to side, contemporary column radiator/heated towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a mature evergreen griselinia hedge with a generous block paved driveway providing off-road parking for a number of vehicles and a coordinating pathway to the left of the house where a gate gives side access to the rear garden. The remainder of the front garden is laid predominantly to lawn .

REAR GARDEN

To the side of the property is an enclosed utility area ideal for bin storage and incorporating an outside tap and dog shower. From here a pathway leads to the rear garden which is well enclosed by contemporary close boarded timber fencing. To the rear of the house is a generous terrace paved in large polished concrete effect porcelain tiles coordinating with those in the open plan living space with composite decked terraces to either side. This area is, in part, set beneath an overhang incorporating recessed lighting. Beyond the terrace the garden is laid predominantly to lawn edged by borders well stocked with a variety of shrubs and other plants including laurel, camellia and acers amongst others. To the far end of the garden in one corner is a block paved seating area and the opposite corner, a storage shed concealed by slatted Venetian screening.

EPC Rating Band C

COUNCIL TAX

Band E approx. £2810.69 (2024/25)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

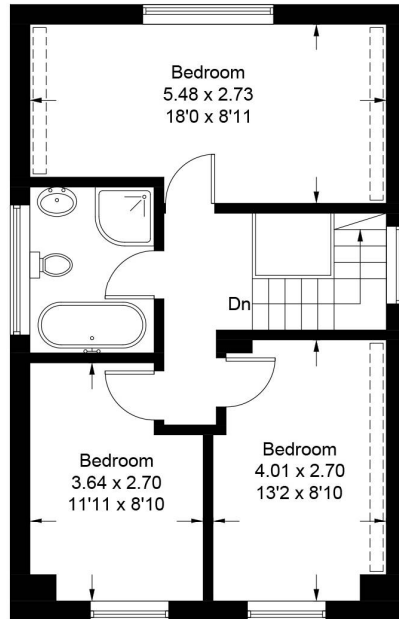


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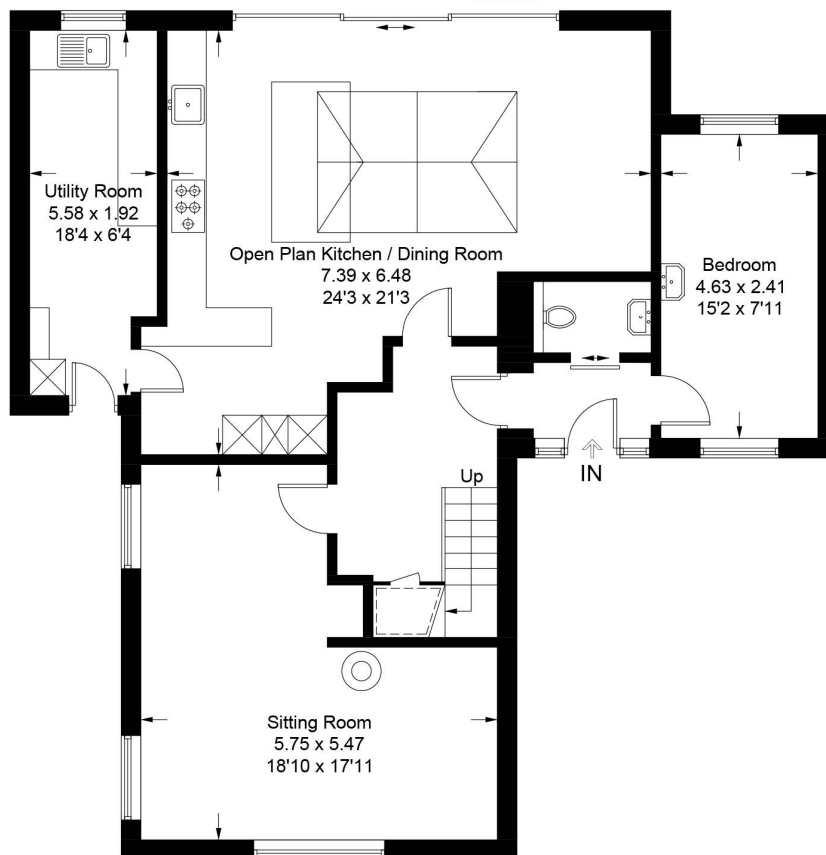
Castle Avenue, Saltwood, CT21

Approximate Gross Internal Area
Ground Floor = 104.6 sq m / 1126 sq ft
First Floor = 48.2 sq m / 519 sq ft
Total = 152.8 sq m / 1645 sq ft



First Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1156226)